



THE PLAZA PULSE

SHEPHERD PARK PLAZA CIVIC CLUB

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Share Your News!

Do you have an interesting story or news you want to share? Do you have ideas about content that you would like to see in future Plaza Pulse Newsletters?

We want to hear from you! Please let us know by emailing Pulse@shepherdparkplaza.com

Deadline for submissions is the 15th of each month

May 2023

EASTER YARD AWARDS

Congrats to all our winners and thank you to all who decorate and make our neighborhood look so festive!

1st Place Best Overall: 1103 Thornton
2nd Place Best Overall: 1106 Martin

1st Place Most Religious: 990 Chamboard
2nd Place Most Religious: 1031 Martin

Section 1 Favorite: 4503 Apollo
Section 2 Favorite: 974 Thornton
Section 3 Favorite: 1105 Martin
Section 4 Favorite: 1044 Candlelight



Next SPPCC Holiday Yard Award theme:
4th of July!



Shepherd Park Plaza Garage Sale Saturday, May 6th



Have fun selling and shopping!

A few helpful tips for a successful garage sale:

- Be visible from the street. Put a sign or balloons in your yard if you are holding your sale at the back of your driveway.
- Make items visible. Move some items to your driveway or toward the front of your house.
- Hang clothes instead of leaving them in boxes or folded on tables.
- Price some items. It's not necessary to price every single item but give shoppers an idea of what prices you expect so they aren't scared to ask.
- Save your used grocery sacks to bag up items shoppers buy.
- Have plenty of change and small denominations ready.
- Be prepared for early bird shoppers arriving at or before 8:00 a.m.
- Have a few inexpensive items so people feel like they've gotten a bargain.

Each home hosting a garage sale can place a sign in their yard and do other types of advertising. The SPPCC will have signs placed near the major entrances of SPP.

Shepherd Park Plaza Civic Club

Welcome New Residents!

New to the neighborhood? Looking to connect and find out more information about the Shepherd Park Plaza neighborhood? Please contact our SPP Civic Club Board Greeters so we can welcome you officially! All new neighbors receive a welcome packet, so reach out to our neighborhood greeters if you haven't received yours.

Going on vacation soon? Planning to be away from home for an extended time?

Be sure to sign up for the Constable Vacation Watch! Recommended to give a 2-week notice, if possible.
<http://pct1constable.net/sign-up/vacation-watch/>

Neighborhood Shout Outs!

Do you have an upcoming celebration? Do you want to give a special shout out of recognition or honor? \$25 will secure you a business card size space to highlight and share your news! All proceeds go to the SPP Constable Program fundraising. Send an email to the Pulse Editors at pulse@shepherdparkplaza.com for any questions and content submission. Deadline for submissions is the 15th of each month. First paid, first published. Spaces limited to 4 shout outs per month.

Curb Maintenance

Curb painting maintenance work for Section 2 has completed. For awareness, the SPPCC Board schedules curb painting maintenance on a 4-year rotation (1 section / year). Example: Section 1 in 2022, Section 2 in 2023, Section 3 in 2024, and Section 4 in 2025. High level details: Company doing the work is Curb Numbers, Etc. They will paint complete address number on both sides of driveway, resulting in 2 complete address number paintings / home; white background with 4" black numerals; glass beads applied to help night visibility. Please note that Curb Numbers, Etc. will not paint over custom curb numbers (ex. Texas flag design) without specific instructions to do so by homeowner.

In the Neighborhood

City of Houston Drainage and Paving Project - REMINDER!

The City of Houston Garden Oaks and Shepherd Park (West) Drainage and Paving Project is continuing to progress. As a reminder - please be sure to take before / after pictures of your yard, should any issues arise.

<https://www.engagehouston.org/garden-oaks-shepherd-park-west>

Questions? Contact City of Houston buildforward@houstontx.gov or 713.387.0311

Check out the Shepherd Park Plaza website for access to the Plaza Pulse online, as well as key documents, such as the New Neighbor Packet, membership and constable dues validation, and much more!
<https://shepherdparkplaza.com>



Check out the Shepherd Park Plaza Facebook page for recent discussions, news, alerts, ideas, recommendations, and neighborhood events

Ready to pay your annual Civic Club dues and join the Constable Contract? You can pay by check, Venmo (@SPPCC), scan the provided QR code, or visit the link below. Checks should be made out to SPPCC and can be mailed to

SPPCC P.O. Box 10453 Houston, TX 77206.

Please include your name and address in the memo.

<https://shepherdparkplaza.com/dues>



Can't remember if you contributed? Check link online or email Membership@shepherdparkplaza.com.

If you haven't received your Constable Program sticker, please contact your Section Rep.

Civic Club: \$25 Constable Program: \$325

City of Houston Council Member, Abbie Kamin, represents the Shepherd Park Plaza neighborhood. Find out more how she represents District C, as well as FAQs at www.houstontx.gov/council/c/



We appreciate our local advertisers!

The local advertisers that you see throughout the Plaza Pulse help pay for the printing of our neighborhood newsletter. Please show your support and consider contacting one of these local businesses the next time you need a quote or service.



Street sign down? Traffic light blinking? Tree limb down over the street? The City of Houston has a dedicated phone line and app for these types of non-emergency related issues. Call 311 or 713-837-0311.

Deed Restriction Amendment Update

The SPP Civic Club Board has issued a survey to SPP residents, gauging support of the potential Deed Restriction Amendment. The survey was available until April 21, 2023. After a review of the survey responses, if it is determined to move forward with the amendment to the Deed Restrictions, SPP residents will be informed of next steps. Please see prior published Frequently Asked Questions on page 4.

If you have any questions, please email deedrestrictamend@shepherdparkplaza.com.



Join us for our last event of the season on Tuesday, May 16th at 7:30pm. Come have a nice relaxing night with fellow moms before summer hits. Massages, drinks, and treats await you as you get your own deserved night of pampering. Check your email or visit the plaza mom's website to RSVP.

As we wrap up this season, we are still looking for a few more moms to serve in various board roles as we continue supporting this community. If you have been looking for more ways to get involved and would like to learn more how you can help, send an email our way at plaza.moms.houston@gmail.com.

Not currently a member of Plaza Moms and would like to know more? Visit our website at plazamomssociety.wildapricot.org or send an email to plaza.moms.houston@gmail.com.

**Hurricane Season
starts June 1st.
Get ready now!**

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UP-TO-DATE INFORMATION**

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Energy Saving Tips:

- Set thermostats 2 to 3 degrees higher during peak times (usually 2 PM to 8 PM); programmable thermostats should be optimally set to 78 degrees while no one is home.
- Close blinds, shades, and curtains on windows which are exposed to direct sunlight.
- Avoid using large appliances, such as ovens, washing machines, and dishwashers, especially during peak times; Delay charging electric vehicles and running pool pumps until after peak hours if possible.
- Turn off and unplug lights and non-essential appliances when not in use.

For more information, visit www.CenterPointEnergy.com/EnergySavingTips

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Proposed Deed Restriction Amendment Frequency Asked Questions

What were the complaints raised regarding the short-term renters?

The complaints raised to the SPP Civic Club Board included, but were not limited to: loud music at all times of day and night, multiple visitors beyond original renters, trash thrown in yard and street, increased traffic, drug use, and indecent exposure.

What is the definition of a property owner and/or homeowner?

A property owner is the person holding record title to the property, or the person listed on the Deed of Trust to the property. This does not include renters or lease holders.

When were the Deed Restrictions last revised?

The SPP Deed Restrictions have not been revised since the original draft when the neighborhood was originally developed.

How do other nearby neighborhoods address similar concerns?

The vehicle for eliminating short-term rentals in the City of Houston is through a neighborhood's deed restrictions since there is no zoning or city ordinances governing this issue.

How will the prohibition of short-term rental be enforced?

A letter will be sent to the property owner explaining that the short-term rental of their home violates the terms of the Deed Restrictions and that they need to cease any further rentals within a specified period of time. If the property owner does not stop doing the short-term rentals, then the matter may be turned over to an attorney for further legal action.

How will this affect typical home leases and rentals of 30 days or greater?

Any home leases and rentals that do not fall within the definition of a short-term rental as defined in the amendment will not be impacted.

Are there any other proposed changes to the deed restrictions?

There are no other changes proposed to the Deed Restrictions.

Will there be a Civic Club meeting to discuss the amendment with SPP neighbors?

The survey results will determine appropriate next steps.

What has been the outcome of the research by the SPP Civic Club Board?

The SPP Civic Club Board engaged a full-service civil law firm whose practice specializes in community associations. This counsel has thoroughly reviewed all of the SPP Deed Restrictions and has provided legal guidance to assist in the interpretation of the Deed Restrictions, similar case law and outcome, as well as path forward options for prohibiting short-term rentals. In short, the mechanism to prohibit short-term rentals is to amend the SPP Deed Restrictions.

What are the next steps?

The SPP Civic Club Board has issued a survey to SPP residents, gauging support of the potential amendment. The survey was available until April 21, 2023. After the response time has closed, a summary of the results will be published in the SPP Pulse and on the SPP website. Individual resident information will not be published. After a review of the survey responses, if it is determined to move forward with the amendment to the Deed Restrictions, SPP residents will be informed of next steps.

Want to learn more about short-term rentals? Look at these sites:

<https://www.fsresidential.com/texas/news-events/articles/the-long-term-effects-of-short-term-rentals-texas/>

<https://www.houstonchronicle.com/lifestyle/home-design/article/Houston-HOAs-are-struggling-to-combat-chronic-17313041.php>

<https://www.houstonchronicle.com/neighborhood/bellaire/article/Bellaire-considers-restricting-short-term-rentals-16192302.php>

I have questions—who can I contact?

If you have additional questions, please contact deedrestrictamend@shepherdparkplaza.com.



The Plaza Garden Club meets on the second Monday of the month, September - May. Please contact gardenclub@shepherdparkplaza.com for details if you would like to join us in the fall! We would love to have you!

Garden Club Member Yard of the Month

The Garden Club Yard of the Month for April is Gina Johnson's home. Her beautiful garden is "springing into bloom". The loropetalum and boxwoods provide a dramatic background for the blue mistflower, autumn sage salvia and pentas which are attracting butterflies and other pollinators to her yard. The Louisiana iris and foxtail ferns add textural variety, and the agapanthus provides a dramatic pop of color. Ligustrum trees on either side of the house are the perfect frame for this beautiful garden. Congratulations, Gina, on a job well done!



Garden Oaks and Shepherd Park Plaza Community Garden

written by Debbie Elliott



The Garden Oaks and Shepherd Park Plaza Community Garden, located on Alba Road between Sue Barnett and Chamboard, offers a little slice of heaven to our neighborhood. Volunteer gardeners enjoy the fruits of their labors, but the vast majority of the organic vegetables are donated to local food pantries. We have learned so much from Beth Galiano, Harris County Master Gardener, a tireless Shepherd Park Plaza resident who has worked in this garden since its inception in 1986. To the left, is a photo of our recent reunion of the founders of the garden, Dr. Bob Randall, Jan Koenig, and Beth Galiano along with current volunteers to commemorate the garden's history and mission of providing fresh produce to those in need.

Dr. Bob Randall is a founder of Urban Harvest, and is the author of the bestselling Year-Round Vegetables, Fruits, and Flowers for Metro Houston-- A Natural Approach Using Ecology, 12th ed. and writes a monthly Sunday gardening column in the Houston Chronicle "In the Garden with Urban Harvest".

The garden is sustained solely by volunteers and donations from the community, and we appreciate your support. Our communal gardening morning is Wednesdays between 8:00 a.m. and 10:00 a.m. If you enjoy gardening, please come get your hands dirty. If you have questions or would like to be involved in the garden, please contact Debbie Elliott at 281-685-3483 for more information.

"If you have a garden and a library, you have everything you need." ~Marcus Tullius Cicero



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Shepherd Park Plaza neighbor

Deputy Constable Program Response Calls
 Figures are for entire contract, including SPP and Candlelight Plaza
March 2023

CONTRACT CHECKS...267	MILES PATROLLED...4,926	MEET THE CITIZEN / OFFICER...6
VACATION WATCH...21	OPEN DOOR / WINDOW...1	ALARM...4
BURGLARY...1	SUSPICIOUS PERSON...7	SUSPICIOUS VEHICLE...1
CRIMINAL MISCHIEF...0	WELFARE CHECK...0	INFORMATION CALL...1
DISTURBANCE...1	TRAFFIC...1	FOLLOW-UP...4
ANIMAL...0	PARK CHECK...1	SCHOOL CHECK...0

See Something, Say Something - Call Constable Dispatch at 713-755-7628
 Vacation Watch registry (*2-week Notice*)...<http://pct1constable.net/sign-up/vacation-watch/>
 Sign up for the Constable Office's Crime Alerts and Newsletter...<https://pct1constable.net>
 select Sign-Up > Crime Alerts ; Newsletter

Positive Interaction Program (PIP) - North Division

Attended by Deborah DeBram and Katherine Peale

New Commander: Luis Menendes
 Topic: Traffic Enforcement Division - Safe Streets for Space City
 Traffic Enforcement Division: 713-247-5900

Safe Driving Tips:

- Use patience (not aggression) and avoid engaging with angry drivers.
- To reduce stress, be prepared and organized before getting in driver's seat.
- Conduct a pre-trip inspection of brakes, tires, suspension, overall condition of your vehicle.
- Remember local roadways are NOT designed for speed!
- Approach intersections with care – look in all directions.
- Always scan roadway for objects or conditions in front of you.

The Positive Interaction Program holds monthly PIP meetings featuring speakers from different divisions (Burglary and Theft, Homicide, K-9, Helicopters, etc.) explaining how their division operates. Find out more by visiting <http://www.houstontx.gov/police/pip/divisional.htm>. All are welcome to attend!

Citizens Patrol

May 2023

Total Driving Hours	9
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Patrollers who turn in at least 4 driving hours by the 5th of the month are eligible for a random drawing. The winner of this month's \$10 random drawing is Deborah DeBram!
 Thank you to all our volunteers!



Clark/Kotzur Team



Mike Clark (SPP Resident)
 713-906-4148
mike@clarkkotzurteam.com

Debbie Kotzur
 713-822-4951
debbie@debbiekotzur.com

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IMPORTANT CONTACTS			POLICE / FIRE: 911	CITY HELPLINE: 311
Constable Dispatch 713-755-7628	HPD (non-emergency) 713-884-3131	Plaza Pulse Editor pulse@shepherdparkplaza.com	Plaza Pulse Advertising advertising@shepherdparkplaza.com	SPP Membership membership@shepherdparkplaza.com
Deed Restrictions 713-316-5255	Architecture Control 713-316-5255	Entrance Bed entrancebeds@shepherdparkplaza.com	Plaza Moms Rep plaza.moms.houston@gmail.com	Garden Club Rep gardenclub@shepherdparkplaza.com
Section 1 Rep 713-882-8613	Section 2 Rep Section2@shepherdparkplaza.com	Section 3 Rep 832-655-3425	Section 4 Rep Section4@shepherdparkplaza.com	SPP Civic Club president@shepherdparkplaza.com

SPP Calendar **May 2023**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 	3	4	5 	6 
7	8 	9 	10	11	12	13
14 	15	16 	17	18 TREE WASTE	19	20
21	22	23 	24	25	26	27
28	29 	30 	31			

 =Trash  =Recycling



By request of our collectors, please place bins in the street, not on the sidewalk/curb. Please leave 3 ft between your bins and any other objects. This gives the trucks room without damage to nearby items.

Reminder about Heavy Trash:

TREE waste is picked up in ODD months and JUNK waste in the EVEN months. TREE waste is defined as "clean" wood waste, such as tree limbs, branches, and stumps. JUNK is defined as items such as furniture, appliances, and other bulky material.



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APRIL Yard of the Month	
Section 1: Jay Aldis 1030 Curtin	Section 2: Howard and Norma Starr 4703 Clift Haven
Section 3: The Bonnet Residence 1048 Martin	Section 4: Raymond and Cassie Opila 1110 Candlelight



THE PLAZA PULSE

SHEPHERD PARK PLAZA CIVIC CLUB

Shepherd Park Plaza Civic Club
P. O. Box 10453
Houston, TX 77206
www.ShepherdParkPlaza.com

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Ready to pay your annual Civic Club dues and
join the Constable Contract?
Pay via Venmo (@SPPCC) or scan the QR code!
Civic Club: \$25 Constable Program: \$325



Curious where your \$25 annual SPP Membership dues go?

We use these funds in numerous ways! Below are just a few...

- Street Number Curb Painting
- New Neighbor Welcome Packets
- Flower Beds at Entrances
- Plaza Pulse Newsletter and Website
- Yard of the Month and Decorating Awards
- Placement of US flag on light poles for national holidays